## **Building Design**

Standards for All Uses

#### **CORNER FEATURES**

#### Intent

- To ensure architectural interest and pedestrianscaled detail in downtown.
- To allow for comfortable pedestrian queuing space.

#### **Standards**

#### Required

1. Locations Where Standards Apply. Corner Features are required at locations specified on the Northwest Quadrant Circulation Map on page III-13; outside of the Northwest Quadrant, corner features shall be provided when conditions in subsections 2 and 3 below are present.



- a. Architectural Features. Building sides that face corners of public streets shall be treated architecturally to emphasize the corner location. Appropriate expressions include:
- Tower forms:
- Prominent building entries;
- Over-sized window treatment;
- Special rooflines;
- Plazas:
- Other treatments which meet the intent of this standard.
- b. Building Corner Setbacks. First floors of building corners facing intersections of 2 streets shall be set back 10' to accommodate pedestrian circulation. Columns are allowed in the setback area up to the size of a 2' square footprint.



Prominent building entry and tower feature at street corner.



A well landscaped public plaza provides pedestrian interest at the street corner.

#### BUILDING DESIGN Standards for All Uses

- 3. Corner Features for Buildings at Intersections of a Street and a Pedestrian Walkway and/or Two Pedestrian Walkways. Entrances to pedestrian walkways shall be visually emphasized by the use of 2 of the following elements:
  - a. Special paving. Scored concrete, stained/ colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material which is different from the standard sidewalk material;
  - b. Landscaping. Trees, shrubs, trellises, flowers, or container plants;
  - c. Seating area. Benches, low seating walls;
  - d. Site lighting;
  - e. City signage.

#### **ROOF FORM**

#### **Intent**

- **Distinctive Profiles.** To ensure that roof forms provide distinctive profiles and visual interest.
- Express Base and Top. To provide detail which break buildings into distinct visible elements of base and top (see Stepbacks, Mass and Bulk standards on page III-47 for details regarding building modulation and articulation).



#### Required

- **1. Commercial Buildings.** Commercial buildings shall use one of the following elements to create a prominent edge:
  - a. Extended parapets;
  - b. Projecting cornices;
  - c. Pitched or sloped roofs;
  - d. Decorative moulding if greater than or equal to 10 inches wide.
- **2. Predominantly Residential Buildings**. Buildings which contain predominantly residential uses shall use the following elements to break up the massiveness of an uninterrupted flat roof:
  - a. Dormers;
  - b. Pitched roofs;
  - c. Stepbacks;
  - d. Roof gardens;
  - e. Cornices;
  - f. Parapets; and
  - g. Intersecting roof forms.

These types of roof treatments shall be determined at the discretion of the Planning Director.



Pitched/sloped roofs provide a distinctive building profile.



Residential building with intersecting roof forms.

### **ROOF FORM, Continued**

#### **Not Allowed**

3. Flat, Unadorned Roofs. Flat roofs without architectural embellishments are not allowed on buildings in the downtown.

#### STRUCTURED PARKING

#### **Intent**

- Visually Integrated. To visually integrate parking garages with other Downtown uses through active ground floor uses, and the use of architectural treatments, such as materials, treatment of openings, and human scaled facade elements.
- Garage Elevations. To ensure that parking garage facades facing public right-of-ways screen cars from view and resemble commercial, office, civic, and mixed-use building elevations.



Architectural treatments integrate parking garage with surrounding uses.

#### **Standards**

- 1. Retail Frontage Along Streets. Parking structures shall provide retail usages for at least 50 % of the first floor street frontages (Sites fronting 182nd excepted).
- **2.** Treatments in Non-Retail Areas. Portions of ground level facade not occupied by retail uses shall integrate 1 or more of the following into the ground level facade:
  - a. Ornamental grillwork (other than plain horizontal or vertical bars);
  - b. Decorative artwork, (metal panels, ceramic, mosaics, etc);
  - c. Display windows for events;
  - d. Brick, tile, or stone;
  - e. Pre-cast panels;
  - f. Wood paneling;
  - g. Blank wall treatments per the Blank Wall Standards on page III-38.
  - h. Other treatments which meet the intent of these standards.



Ornamental grillwork integrated with parking lot window openings.



Retail uses on the ground floor of a parking structure.

#### STRUCTURED PARKING, continued

- **3. Opening Size**. The maximum size of window and facade openings shall be 64 square feet (excluding driveway/parking garage entry). The window/facade openings shall be treated further with minimum 24-inch mullions to prevent large openings in the parking garage facade.
- **4.** Treatments in Primarily Residential Areas. Ground level facade treatments for residential parking garages shall integrate one or more of the following:
  - a. Ornamental grillwork (other than plain horizontal or vertical bars)
  - b. Decorative artwork, (metal panels, ceramic, mosaics, etc);
  - c. Brick, tile, or stone;
  - d. Pre-cast panels;
  - e. Wood paneling;
  - f. Blank wall treatments per the Blank Wall Standards on page III-38.
- **5. Facade Articulation.** At least two of the following elements shall be incorporated into parking garage facades to articulate the facade and provide human-scaled architectural elements:
  - a. Piers or pilasters;
  - b. Recessed window openings;
  - c. Window sills and details:
  - d. Masonry trim;
  - e. Accent materials:
  - f. Tile, stone, or pre-cast panels;
  - g. Other treatments which provide facade articulation.

#### STRUCTURED PARKING, continued

#### 6. Architectural Elements in Vehicular Entrances.

Vehicular entrances to structured parking shall incorporate two of the following elements into the design:

- a. Arches;
- b. Lintels:
- c. Piers or pilasters;
- d. Masonry trim;
- e. Planters;
- f. Ornamental lighting;
- g. Tile, stone, or pre-cast panels.
- 7. Townhouse Units. Each unit shall have an individual garage, enclosed under the living spaces. Such garage shall be located on a different facade from the main entry of the unit.

#### Not Allowed

- **8. Plain Concrete Facades.** Plain, unadorned, or smooth concrete facades are not allowed.
- **9.** Horizontal or Vertical Bars. Unadorned horizontal or vertical bars are not allowed in parking garage window openings.

### BLANK WALL AND SIDE WALL SCREENING

#### Intent

 Continuity of Visual Interest. To ensure that all sides of a building in the public view have visual interest and continuity of pedestrian-oriented building scale.

#### **Standards**

- 1. Architectural Treatments for Visible Building Sides. All sides of buildings visible from a public right-of-way shall be treated with 2 or more of the following elements:
  - Visible rooflines (i.e. cornices, extended parapets, pitched/sloped roofs, decorative moulding, etc);
  - b. Windows:
  - c. Secondary entrances;
  - d. Balconies;
  - e. Awnings;
  - f. Oversized window treatments:
  - g. Other architectural details which meet the intent of this standard.
- **2. Detailed Walls Required**. Ground floor walls (including retaining walls) within public view shall have architectural detail such as windows, doors, reveals, and other architectural features as described in the Building Design section of these Standards. A wall is considered a blank wall if:
  - A ground floor wall or portion of a ground floor wall over 6 feet in height that has a horizontal length greater than 15 feet and does not include architectural detailing; or
  - b. Any portion of a ground floor wall having a surface area of 400 square feet or greater.

# BLANK WALL AND SIDE WALL SCREENING, continued

- 3. Blank Wall Screening. Where a blank wall within the public view is unavoidable due to Uniform Building Code regulations, (such as where a side building wall abuts a property line,) blank walls shall be treated with two or more of the following:
  - a. Vegetation, including trees, shrubs, ever green ground cover (in conjunction with other landscaping) or vines adjacent to the blank wall surface;
  - b. Trellis vine panels;
  - Architectural detailing such as reveals, contrasting materials, or other special detailing which meet the intent of this standard.

Due to the many potential site specific conditions which could occur, blank/side wall treatment shall be subject to the Director's discretion and approval.

#### **Not Allowed**

**4. Murals.** Murals shall not be permitted pending the completion of City standards addressing appropriate allowances, criteria, and locations.



Vines screen a blank wall.



Pedestrian bridge designed as a unique building.



Pedestrian bridge provides weather protection.

#### PEDESTRIAN BRIDGES

#### Intent

- Active and Accessible. Locate pedestrian bridge(s) in active places which are accessible at all hours and promote safe passage over major roadways.
- Unique Architectural Qualities. To develop unique and inviting pedestrian bridges as key gateway features which are integrated with buildings at bridge ends.

#### **Standards**

- 1. Locate Bridge Ends in Active Buildings and Places. Locate bridge ends in active, publicly-accessible buildings or places which are accessible and secure at all hours.
- **2. Building and Landscape Treatments**. Pedestrian bridges shall be designed as unique structures which serve as a key gateway feature to the downtown.
- **3.** Integration with End Structures. The appearance, materials, and style of pedestrian bridges shall be architecturally integrated with the end structures or places.
- **4. Weather Protection.** Weather protection, in the form of a roof or canopy structure, shall be provided over the entire length of pedestrian bridges.

### **Building Design**

Standards for Commercial/Mixed Use Buildings

#### **VISIBLE BUILDING ENTRANCES**

#### Intent

• Visible and Welcoming Entrances. To make major building entrances obvious and welcoming.

#### **Standards**

- 1. Visual Prominence. The primary building entrance shall be made visibly prominent utilizing a minimum of 5 of the architectural treatments listed below. At least one element shall be selected from each of the categories listed below (i.e. at least one element from a,b, and c.)
  - a. Facade Features
  - Recess:
  - Overhangs;
  - Canopies;
  - Trellis:
  - Porticos:
  - · Porches.
  - b. Doorway Features
  - Clerestory;
  - Transom windows:
  - Glass windows flanking door;
  - Large entry doors;
  - Ornamental lighting;
  - · Lit displays.
  - c. Detail Features
  - Special entry paving;
  - Ornamental building name or address;
  - Planters or pots of flowers;
  - · Seating.
- **2. Weather Protection**. Provide some form of weather protection at building entrances such as a canopy, marquee, or awning. This feature may be combined with the methods used above to achieve visual building entry prominence.



Building entrance incorporates glass windows, ornamental lighting, and planters.



Facade treatments provide visual interest and pedestrian orientation.



Large storefront windows, varied facade treatments, and pedestrian scaled signs.

#### **GROUND FLOOR FAÇADES**

#### Intent

 Visual Interest in Ground Level Activities. To visually and architecturally express ground level activities which promote the pedestrian environment.

#### **Standards**

- 1. Architectural Treatments and Details. Commercial building facades facing streets shall incorporate at least 2 elements from each of the following categories, with a minimum of 5 total treatments required:
  - a. Palette of Window Treatments
  - Large storefront windows above kickplates;
  - Clerestory windows;
  - Recessed windows:
  - Mullions.
  - b. Palette of Façade Treatments.
  - Lighting or baskets supported by ornamental brackets;
  - Medallions;
  - Belt courses:
  - Plinths for columns:
  - Piers or pilasters;
  - Projecting sills;
  - Tilework;
  - Stone or concrete masonry;
  - Pedestrian scaled signs;
  - Planter boxes: or
  - Other architectural treatments which meet the intent of this standard.

## GROUND FLOOR TRANSPARENCY AND VISIBILITY

#### Intent

- Visual Interest in Ground Level Activities. To visually and architecturally express ground level activities which contribute to the pedestrian environment.
- Visibility into Buildings. To provide visibility into buildings and from buildings out to the sidewalks.

#### **Standards**

#### Required

- 1. Clear Glass Windows. A minimum of 50% of the ground floor façade of commercial buildings fronting public streets shall be comprised of windows.
- **2. Film.** Film may be applied to windows to provide shade and for energy efficiency provided full transparency and visibility is maintained into the building from the sidewalk.
- **3. Visible Light Transmittance.** Windows shall have a minimum 50% visible light transmittance.

#### Not Allowed

**4.** Reflective glass or film. Reflective glass and/ or reflective film which diminishes transparency are not allowed.



Visibility into the building from the sidewalk.



Windows along ground floor facade provide visibility into the building.



A variety of awning styles provide weather protection.



Hard awnings along a mixed use building facade.

#### WEATHER PROTECTION

#### Intent

• Weather Protection. To provide weather protection for pedestrians throughout downtown.

#### **Standards**

#### Required

- 1. Canopies, Arcades, or Awnings. Canopies, arcades, or awnings shall be provided on commercial building facades facing streets. Dimensions shall provide a:
  - a. Minimum canopy depth of 5 feet;
  - Vertical height above the sidewalk and underside of canopy between eight and ten feet;
  - c. Minimum protection along 80% of the building facade facing a public right-of-way.
  - d. If an arcade is proposed, the specific dimensions and length of the arcade will be negotiated on a case by case basis to ensure adequate light, air, and visibility through to ground floor windows and building entries from the street.

#### Not Allowed

- **2. Internal or Backlit Canopies.** Internal, backlit, or uplit canopies are prohibited. Downlighting is allowed to light sidewalk for pedestrians.
- **3.** Awnings as Signage. Awnings shall not be used as primary signage, including use of print and backlighting. If awnings are used for signage, the drop edge of the awning/canopy shall not exceed 12" in height. In addition, the City's sign code requirements shall apply.

### BUILDING MATERIALS Standards for Commercial/Mixed Use Buildings

#### Intent

- To develop a visual downtown identity and to ensure that downtown development forms a cohesive visual whole over time. This shall be accomplished through the use of a primarily masonry materials palette.
- To provide a materials palette which allows for individual and creative architectural expression in individual development.



#### Required

- 1. Primary Materials Palette. Commercial and mixed use buildings shall be built with materials which will form a visually cohesive identity over time. Facades of commercial and commercial levels of mixed use buildings shall be primarily 1 of the following masonry materials:
  - a. Brick:
  - b. Stone:
  - Ceramic Tile. Alternate coursing with changes in color and or texture is required with use of tile. Alternate coursing can be vertical, horizontal, or both;
  - d. Split face alternate course concrete masonry units. Alternate coursing with changes in color and or texture is required with use of split face masonry units. Alternate coursing can be vertical, horizontal, or both;
  - e. Stucco if limited to a maximum 50% of total building surface area.

At the first two stories above the public sidewalk level, and at exposed stories below the public sidewalk level, primary materials must cover 85% of the opaque surfaces on any elevation.



Variety between ground floor and upper story building materials.



Use of ornamental tile provides visual interest and detail at the pedestrian level.

### BUILDING DESIGN Standards for Commercial/Mixed Use Buildings

#### Exceptions:

- a. Transparent glass may cover 75% of the first story of any one facade. Transparent glass may cover 40% of the second story of any one facade.
- b. Where there are two front property lines, transparent glass may cover 75% of a second facade if the facade is within 15 feet of the property line.

#### 2. Residential Floors, Mixed Use Buildings.

Non-masonry materials may be used as a primary material in the residential portions of mixed use buildings subject to any applicable restrictions in this section.

#### 3. Vinyl Siding

Vinyl siding is only permitted on floors 3 and above, and shall not exceed 15% of the total building surface area of those floors.

#### Not Allowed

- 4. Plain Faced and/or Uncolored Concrete Masonry Units. Plain faced and/or uncolored concrete masonry units shall not cover an area greater than 5% of any facade.
- **5. Siding Materials Not Allowed:** The following siding materials are not allowed on any building façade:
- a. Asphalt siding;
- b. Aluminum lap siding;
- c. Siding grade plywood.

### UPPER LEVEL STEPBACKS, MASS, and BULK

#### Intent

 Develop Pedestrian Scale. To ensure that multiple-storied building facades do not overwhelm the pedestrian orientation and scale of downtown.

#### **Standards**

#### Required

A minimum of 2 of the following techniques shall be applied to facades visible from public right-ofways and public spaces to minimize the apparent bulk and mass of a building:

- **1. Stepback buildings over 2 stories**. Buildings above 2 stories in height shall step back the upper stories as follows:
  - a. Stepbacks above two stories shall be a minimum of 6 feet from the first 2 floors;
  - b. A second, minimum 6 foot stepback shall be made above four stories;
  - c. Evident Decrease in Bulk. Stepbacks need not be continuous and uniform across the entire façade as long as bulk is visually decreased.
- **2.** Horizontal Building Modulation. Use bays recesses, and building projections to provide variations in large facades.
  - a. The maximum horizontal length without building modulation shall be 100 feet.
  - b. Modulation Depth. The minimum modulation depth shall be 6 feet.



Stepbacks, decks, and a modulated roofline on a mixed-use building.



Upper story setbacks visually decrease the bulk of the building.



Horizontal building modulation and changes in color reduce the appearance of bulk and mass.

# UPPER LEVEL STEPBACKS, MASS, and BULK, continued

- **3. Modulated Roof Line.** Provide breaks in the roofline by alternating stepped roofs; gables, dormers, etc (see Roof Form standards on page III-33)
- **4. Articulation**. Building Articulation with at least 1 of the following architectural elements:
  - a. Change in materials or color with a change in building plane;
  - b. Decks and Balconies. Decks, terraces, and balconies are encouraged but not required, and may be roofed or open;
  - c. Bay Windows;
  - d. Repeat distinctive window patterns at horizontal modulation intervals.
- **5**. **Other Treatments.** Other architectural treatments which meet the intent of this standard.

#### **Exceptions**

6. Stairs, Corner Features, and Other Architectural Features. Stairs, corners, and other vertical architectural features are not required to stepback.

### **Building Design**

Standards for Residential/Primarily Residential Uses

#### PRIMARY RESIDENTIAL ENTRANCES

(Applies to all multifamily residential development except townhouses)

#### Intent

- Active and Lively Street. To face residential entrances onto streets to create and maintain a lively and active downtown.
- Safe and Welcoming Entry. To provide safe and welcoming building entries.

#### **Standards**

- **1. Visible Entrance**. The primary building entrance shall be visible from the adjacent street.
- **2. Weatherproof Covering**. All building entries shall have a weatherproof covering.
- **3. Secure and Direct Access**. Primary building entries shall provide secure and direct access to lobbies, stairs, and elevators. Gated entries are not allowed.
- **4. Entrance Dimensions.** The primary residential entrance shall be a minimum 4 feet deep and a width at least 50% wider than the entry doors.
- **5. Visual Prominence**. The primary building entrance shall be made visibly prominent utilizing a minimum of 5 of the architectural treat-



Secure and direct access to residential units.

#### PRIMARY RESIDENTIAL ENTRANCES, Cont.

ments listed below. At least one element shall be selected from each of the categories listed below (i.e. at least one element from a, b, and c.)

- a. Facade Features
- Recess:
- Overhangs;
- · Canopies;
- Trellis:
- Porticos:
- Porches.
- b. Doorway Features
- Clerestory;
- Transom windows;
- Glass windows flanking door;
- · Large entry doors;
- Ornamental lighting;
- c. Detail Features
- Special entry paving;
- Ornamental building name or address;
- Planters or pots of flowers;
- · Seating.

#### **BUILDING MASS AND BULK**

#### Intent

- Reduce Building Bulk with Smaller Architectural Components. To reduce the apparent bulk of buildings by breaking them down into smaller components which are consistent with the pedestrian scale of downtown.
- Visual Variety. To provide visual variety along streets.



#### Required

- 1. Variations in Large Facades. Horizontal facades longer than twenty-five feet in length shall be treated to reduce visual scale and bulk using two of the following:
  - Bays and Recesses; (Bays and recesses shall be a minimum of 3 feet in depth and 8 feet long. Wall variations shall extend from first floor to roof, excluding balconies, decks, and terraces);
  - b. Balconies, decks, and terraces;
  - c. Distinctive roof forms:
  - d. Window patterns;
  - e. Changes in materials;
  - f. Color differentiation;
  - g. Projections or overhangs;
  - h. Upper story stepbacks.

#### Not Allowed

**2. Flat Blank Walls Not Allowed.** Flat blank walls are not allowed. See Blank Wall Standards on page III-38.



A combination of balconies, color differentiation, bays, and stepbacks reduce the appearance of bulk.



Bays, recesses, and distinctive roof forms break up building mass and bulk.



Stone materials at the ground floor and color differentiation on upper levels provide texture and pattern.

#### **MATERIALS**

#### Intent

- Ensure Quality and Maintenance Over Time.
   To ensure a standard of quality and maintenance over time.
- Materials and Details that Reduce Bulk. To encourage the use of materials appropriate to residential development and details that reduce the visual bulk of larger buildings.

#### **Standards**

#### Required

- 1. Durable Materials with Texture and Pattern. Exterior materials shall be durable and maintainable over time, including:
  - a. Materials with textures or patterns;
  - b. Materials which lend themselves to quality detailing and can be well maintained over time.

#### 2. Allowed Primary Materials.

- Allowed primary materials include wood or masonry units (brick, stone, tile, or split face alternate course concrete);
- Enamel panels, and precast concrete panels. If panel materials are used, each panel shall not exceed a maximum of 9 square feet.

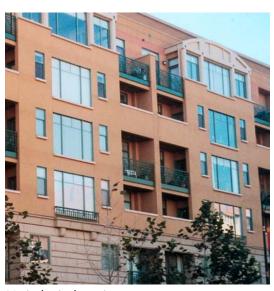
#### 3. Vinyl Siding

Vinyl siding is only permitted on floors 3 and above, and shall not exceed 15% of the total building surface area of those floors.

### MATERIALS, continued

#### **Not Allowed**

- **4. Reflective Glass.** Reflective glass is not allowed.
- **5. Siding Materials Not Allowed:** The following siding materials are not allowed on any building façade:
- a. Asphalt siding;
- b. Aluminum lap siding;
- c. Siding grade plywood.



Varied window sizes.



Varied window shapes and number of panes divided by mullions and other window details.

#### **WINDOWS**

#### Intent

 Active and Lively Street. To face windows onto streets to create and maintain a lively and active downtown.

#### **Standards**

#### Required

- **1. Transparent Windows**. Transparent windows are required where buildings face streets.
- **2. Varied Window Sizes**. Residential buildings shall be designed with varied window sizes and shape, including:
  - a. Varied shape, and number of panes;
  - b. Divided or mullioned windows if appropriate to style;
  - Cantilevered bay windows if appropriate to style and may project 18 inches into required stepback areas;
  - d. Recessed windows;
  - e. Visible and substantial trim:
  - f. Butt glazing is allowed.
- **3. Visible and Substantial Trim**. Windows shall be surrounded with visible and substantial trim.

#### Not Allowed

4. Two-Light Horizontal Sliding Windows. Horizontal sliding windows with 2 lights are not allowed.